

S. 88-53' 37" E. 123.33 feet to a point in the joint rear corner of Lots 41 and 42; thence N. 79-46' 22" E. 118.33 feet to a point in joint line of Lots 42 and 43; thence S. 85-00' 34" E. 105.83 feet to an iron pin; thence with the joint line of Lots 44 through 47 with Tract B, N. 87-49' 33" E. 409.52 feet to an iron pin in the joint rear corner of Lots 47 and 48; thence with the joint line of said Lots N. 02-10' 28" W. 200 feet to a point on the Southernly side of Gail Drive; thence N. 02-10' 28" W. 25 feet to a point in the center of Gail Drive; thence N. 87-49' E. 32.60 feet to the beginning of a bend in said Drive; thence with the bend of said Drive, the chord of which is S. 77-50' 14" E. 149.23 feet to an iron pin in the middle of said Drive; thence S. 63-30' 00" E. 50 feet to an iron pin in the middle of Locke Drive; thence with the middle of said Drive N. 26-30' 00" E. 370 feet to an iron pin in the middle of said Drive; thence N. 26-30' 00" E. 37.42 feet to an iron pin at the beginning of a bend in said Drive; thence with the bend of said Drive, N. 39-15' 00" E. 141.59 feet to an iron pin in the middle of said Locke Drive; thence with a bend in said Drive, the chord of which is 42-09' 20" E. 122.99 feet to an iron pin in the middle of said Drive; thence leaving said Locke Drive and running with the joint line of Lot No. 1 of Section Five, Knollwood Heights, and property now or formerly of Thomas W. Edwards N. 74-38' 00" E. 443.10 feet to an iron pin at the joint corner of Donald E. Baltz Subdivision, Lot No. 1 and Thomas W. Edwards, the point of beginning.

W.M.

RECORDING FEE
PAID \$ 3.50

7-20-74

JUL 17 1974

State of South Carolina
Greenville County

CAROLINA LAND COMPANY, INC.

TO

SOUTHERN BANK AND TRUST COMPANY

Mortgage of Real Estate

Filed this 17th day

of July A. D. 19 74

and recorded in Vol. 1316 Page 697

at 3:30 P.M. Fee \$ Pd.

Register of Means Conveyances, Greenville Co., S. C.

PRICE & POAC
Attorneys at Law
Greenville, S. C.

\$ 50,000.00

Lots 1 thru 33 & Lots 36 thru 73
Sec. 5 "Knollwood Hgts." Mauldin

The above described property is a portion of that property conveyed to the Mortgagor by deed recorded in Deed Book 963, at Page 523, and is a small portion of that property conveyed to the Mortgagor by deed recorded in Deed Book 795, at Page 461.

The foregoing property is conveyed subject to any and all easements or rights-of-way of record, including a sanitary sewer easement for the Town of Mauldin as shown on said plat, and is subject to the drainage easements on said plat shown on Lots Nos. 30, 38 and 39, 44 and 45, 47, 49 and 50, 52, 57 and 58, 64, 69 and 73, and all lots are subject to a drainage and utility easement five (5) feet on each side of all side and rear lot lines.

It is understood and agreed that this mortgage is junior to the lien of that mortgage presently held by the Mortgagee, and it is further agreed that the Mortgagee will release any of the foregoing lots from the lien of this mortgage and the prior mortgage upon the payment of the sum of Five Thousand Two Hundred Dollars (\$5,200.00) each. No property shall be sold and released by the bank unless it is a subdivided lot comparable to those lots shown on the plat of Section Five of Knollwood Heights.

It is understood and agreed that this mortgage is junior to that mortgage given to the bank in the amount of \$105,000.00 and junior also to that mortgage given by the Mortgagor to the Mortgagee in the amount of \$135,000.00. It is agreed and understood that a default in any one of the three (3) mortgages referred to herein shall become a default on the remaining mortgage or mortgages and subject to foreclosure.

W.M.